

Staff Summary Report



City Council Meeting Date: 07/17/03

Agenda Item Number: 39

SUBJECT: This is the first public hearing for the expansion of the Johnny G. Martinez Water Treatment Plant for a use permit to add new buildings, remodel existing facilities, and one variance, located at 255 East Marigold Lane.

COMMENTS: **PLANNED DEVELOPMENT (0406)** This is the first public hearing for **JOHNNY G. MARTINEZ WATER TREATMENT PLANT** (City of Tempe, property owner), located at 255 East Marigold Lane.

#SIP-2003.61 for a Site Plan for the expansion of the water treatment plant consisting of three construction phases. Phase 1, a one-story chemical storage and feed systems building consisting of 4,100 s.f. and remodel an 11,674 s.f. chemical building/tower. Phase 2 includes an 84,417 s.f. 12 Million Gallon Reservoir, a 4,300 s.f. Finish Water Pump Station, and a 450 s.f. Filter Effluent Control Wier Box. Phase 3 includes 85,586 s.f. of new building area, all three phases on 27.5 net acres, including the following:

Use Permit:

Allow for the expansion and remodel of the Water Treatment Plant (Phases 1, 2, and 3) in the R1-6 Zoning District.

Variances:

Waive the screening requirement of the new and existing mechanical equipment on the roof of the existing chemical building.

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The City of Tempe Water Utilities Department is in the process of expanding Johnny G. Martinez Water Treatment Plant to allow for a new chemical storage feed systems facility and to remodel an existing chemical building. The requested use permit is for the new buildings for Phases 1, 2, and 3. The variance would waive the screening of the on-roof mechanical equipment of an existing chemical building. Planning staff supports this request subject to conditions. Up to this date, no public input has been received. **Note: On July 10, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments / Reason for Approval / Conditions of Approval
 - 2-3. Conditions of Approval / History & Facts
 - 3-4. History & Facts
 4. Description

- A. Location Map
- B. Site Master Plan
- C. Site Plan – Chemical Building
- D. Floor Plans
- E. Building Sections
- F. Elevations
- G. Letter of Explanation/ Intent
- H. Aerial Photo

COMMENTS: The City of Tempe Water Utilities Department is in the process of expanding Johnny G. Martinez Water Treatment Plant located adjacent to Papago Park. The City is requesting a use permit and variance to allow for a new chemical storage feed systems facility and to remodel an existing chemical building. The requested use permit is for the new buildings for Phases 1, 2, and 3. The variance would waive the screening of the on-roof mechanical equipment of an existing chemical building.

The applicant is requesting an extensive alteration to the existing Chemical Building for the water treatment facility. The Chemical Building as it is today features a narrow, five story metal tower that will come down as part of the remodel. The tower will be replaced with a two-story structure that has a small three story elevator tower component at the north end. At the south, five chemical storage tanks are added under a low, broad canopy on cast-in-place concrete columns. Except at the south, the existing ground floor and basement of the building will not be visibly altered. As proposed, the Chemical Building will contract to 14,685 square foot.

The use permit appears to pass the ordinance test. The entire water treatment plant located in a remote area of Tempe does not promote normal vehicular or pedestrian traffic. The proposed expansion will operate much like the normal operations of the plant. No additional odor, dust, gas, noise, vibration, smoke or other nuisances will be generated. The added expansion should not create any deterioration or disruptive behavior to the surrounding properties or neighborhoods.

Staff also believes that the requested variance to waive the screening requirement of new and existing mechanical equipment on the roof of the existing chemical building will not adversely affect current views into the plant, nor will it increase any ambient condition, which would be detrimental to the surrounding area. The existing equipment has not been screened since its construction in 1965. The new equipment does not exceed the height of existing units. Therefore, staff supports this request subject to conditions. Up to this date, no public input has been received.

REASON(S) FOR

APPROVAL: 1. The expansion areas have been designed to match the existing facilities on site.

2. The proposed use permit and variance requests appear to function in an acceptable manner and should have no detrimental effects on adjacent properties and appears to pass the ordinance tests.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.

- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. A valid building permit shall be obtained and substantial construction commenced **on or before August 14, 2004** or the variance(s) and use permit(s) shall be deemed null and void.
 - 4. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
 - 5. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
 - 6. All applicable Design Review Board conditions of approval shall be adhered to.

HISTORY & FACTS:

1965.

The Papago Water Treatment Facility is constructed, including the existing five story chemical building tower.

1984.

A one story, semi-freestanding addition is made to the south of the chemical building to house gaseous chlorine for water disinfection.

May 12, 1986.

The Design Review Board approved building elevations and site plan for the Administration Building for the Water Division of the Public Works Department of the City of Tempe, located at the Papago Water Treatment Facility, subject to nine conditions.

June 21, 1989.

The Design Review Board approved the request by the City of Tempe for building additions for the Papago Water Treatment Facility, subject to five conditions.

April 15, 1993.

The City Council approved the request by the City of Tempe for a site plan for Papago Water Treatment Plant (Sludge Thickening & Dewatering Facility) consisting of 10,856 s.f. on 2.36 net acres located at 255 E. Marigold Lane, including a use permit for a public facility in the AG District and a building height variance from 30' to 60'-6" (at the top of stair roof) 61'-0" (top of parapet).

January 17, 1995.

The Hearing Officer approved variance request by the Papago Water Treatment Facility to partially waive the screening requirements for a ground mounted chlorine scrubber mechanism to allow for the surveillance of workers in order to provide for increased safety.

June 8, 1995.

The City Council approved the request by the City of Tempe for the Papago Water Treatment Plant (Administration, Maintenance and Environmental Services Building additions) consisting of 20,829 s.f. on 30.25 net acres including a use permit to allow a public utility building in the AG District and a variance to increase the maximum building height from 30' to 40' at top of building (42' to top of parapet).

DESCRIPTION: Owner – City of Tempe, Tom Wilhite, Project Coordinator

Applicant – Carollo Engineers, Robert Johnson, A.I.A.

Engineer – Carollo Engineers

Existing zoning – R1-6

Total site area – 27.5 net acres

Building area –

Phase 1 – 11,674 s.f. remodel and 4,100 s.f. chemical storage building

Phase 2 – 84,417 s.f. 12 million gallon reservoir, 4,300 s.f. finish water pump station and a 450 s.f. filter effluent control wier box

Phase 3 – 85,586 s.f. of new building area

Parking required – 147 spaces

Parking provided – 176 spaces

Lot coverage – 25%

Landscaping – 40%

Use Permit:

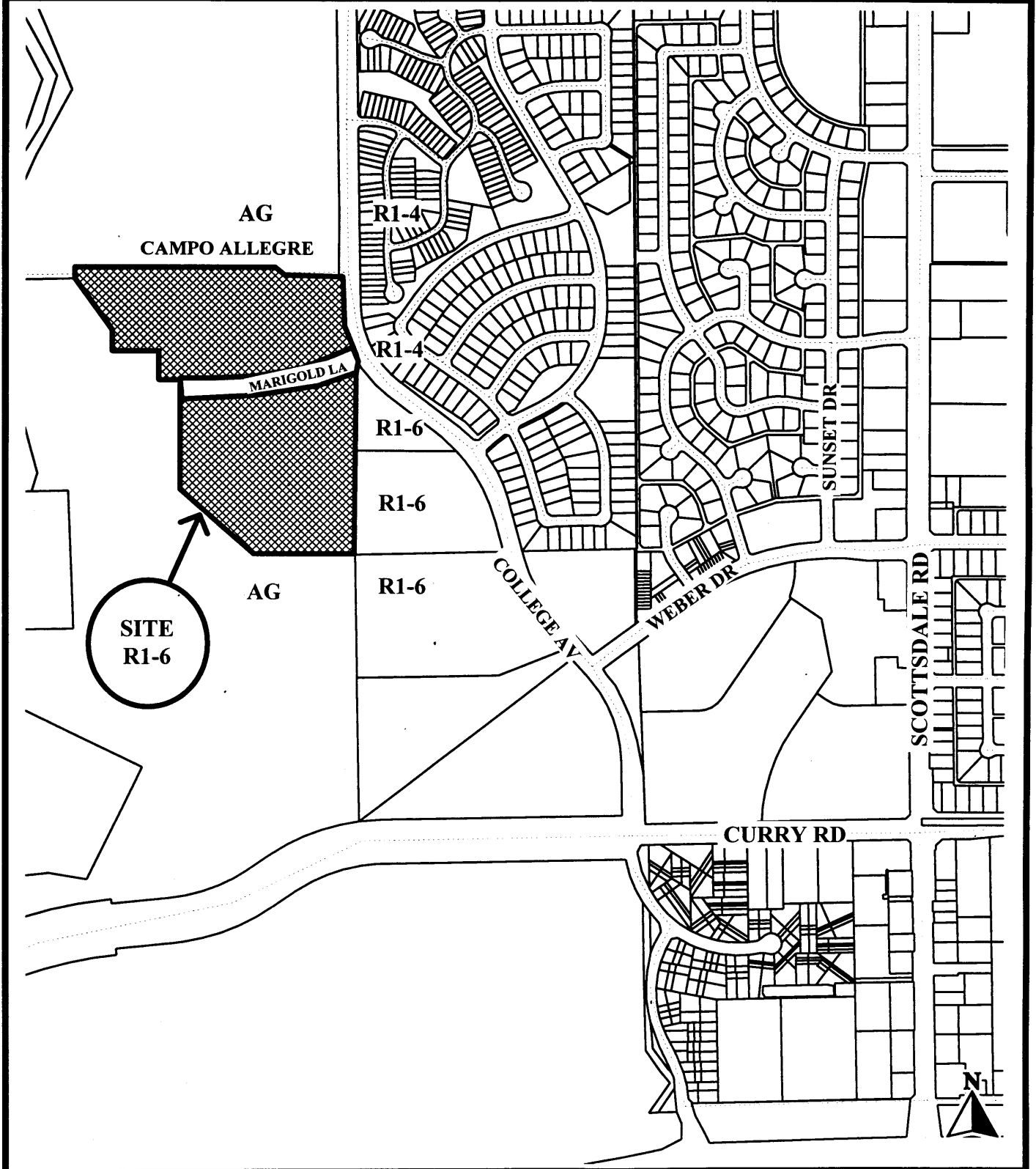
Allow for the expansion and remodel of the Water Treatment Plant (Phases 1, 2, and 3) in the R1-6 Zoning District.

Variance:

Waive the screening requirement of the new and existing mechanical equipment on the roof of the existing chemical building.

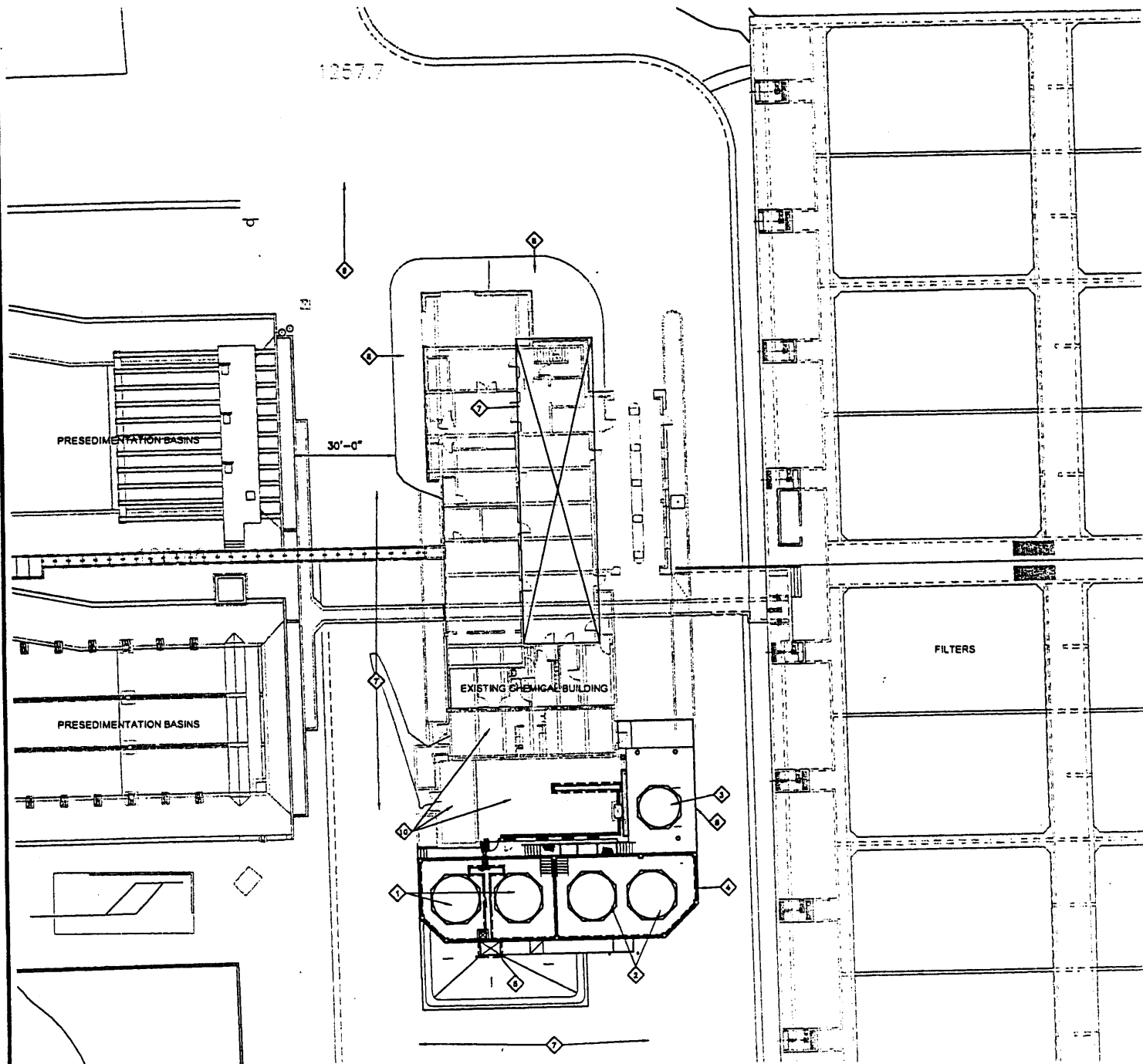
JOHNNY G. MARTINEZ WATER TREATMENT PLANT

SIP 2003.61



Location

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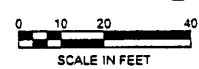


KEY NOTES

- ◇ LIQUID LIME OUTDOOR STORAGE TANK
- ◇ SODIUM HYPOCHLORITE OUTDOOR STORAGE TANK
- ◇ BRINE OUTDOOR STORAGE TANK
- ◇ HIGH CONCRETE CONTAINMENT WALL
- ◇ BULK CHEMICAL UNLOADING AREA
- ◇ 2ND FLOOR FOOTPRINT
- ◇ EXISTING ASPHALT PAVING
- ◇ EXISTING LANDSCAPED AREA
- ◇ ACCESS DRIVE TO PLANT ENTRANCE
- ◇ EXISTING ROOMS MODIFIED FOR NEW CHEMICAL PROCESS EQUIPMENT

CHEMICAL BUILDING SITE PLAN

SCALE 1"=20'



NOTE: EXISTING CONDITIONS INDICATED BY SCREENED LINEWORK

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DISCIPLINE ENGINEER



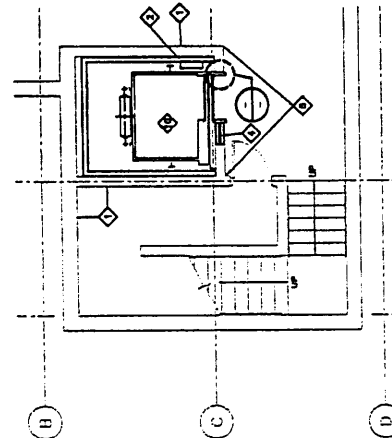
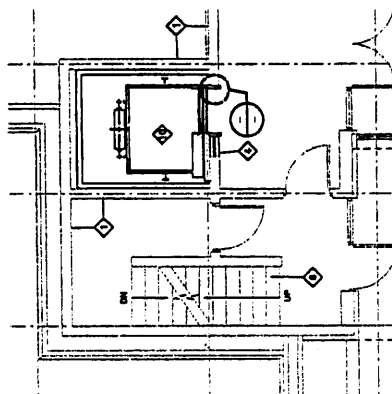
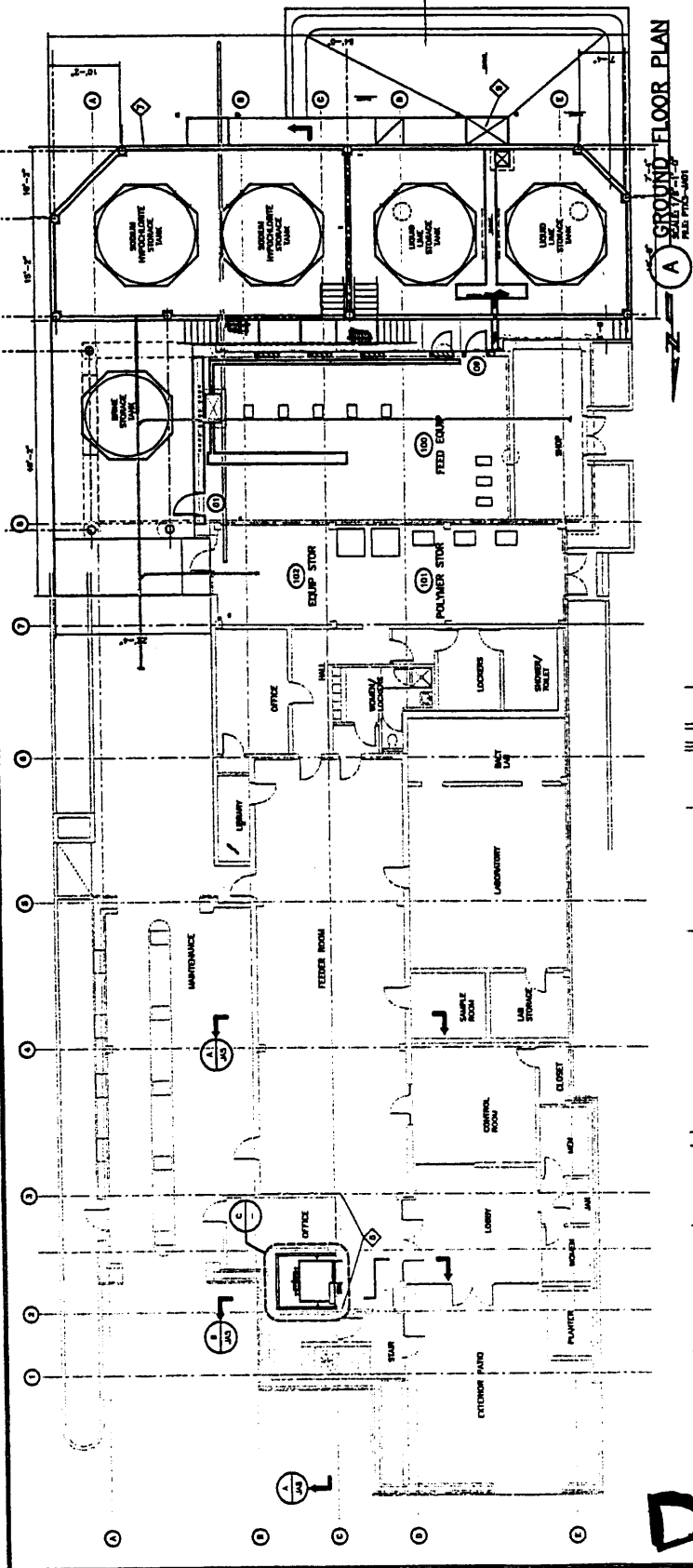
PROJECT ENGINEER

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- GENERAL NOTES:**
1. ALL CONSTRUCTION REMAINS AFTER DEMOLITION INDICATED BY DASHED LINES.
 2. EXISTING CAST IN PLACE CONCRETE WALLS.
 3. ELEVATOR PIT LINDER.
 4. 5/8" CIP SO OVER THE MAX 3'-0" CIP, 18" ON.
 5. FULL IN EXISTING HOISTWAY OPENING WITH CIP SO AND STEEL STUDS-SEE DETAIL NOTED.
 6. EXISTING WALLS TO REMAIN WITH CIP SO.
 7. EXISTING WALLS TO REMAIN WITH CIP SO.
 8. EXISTING CAST IN PLACE CONCRETE STAIRS AND LANDING TO SLAB, 157.00.
 9. CONCRETE CONFINEMENT WALL.
 10. CONCRETE SLAB-SEE STRUCTURAL DRAWING.
 11. CIRCULAR LANDING AREA.
 12. NEW ELEVATOR.

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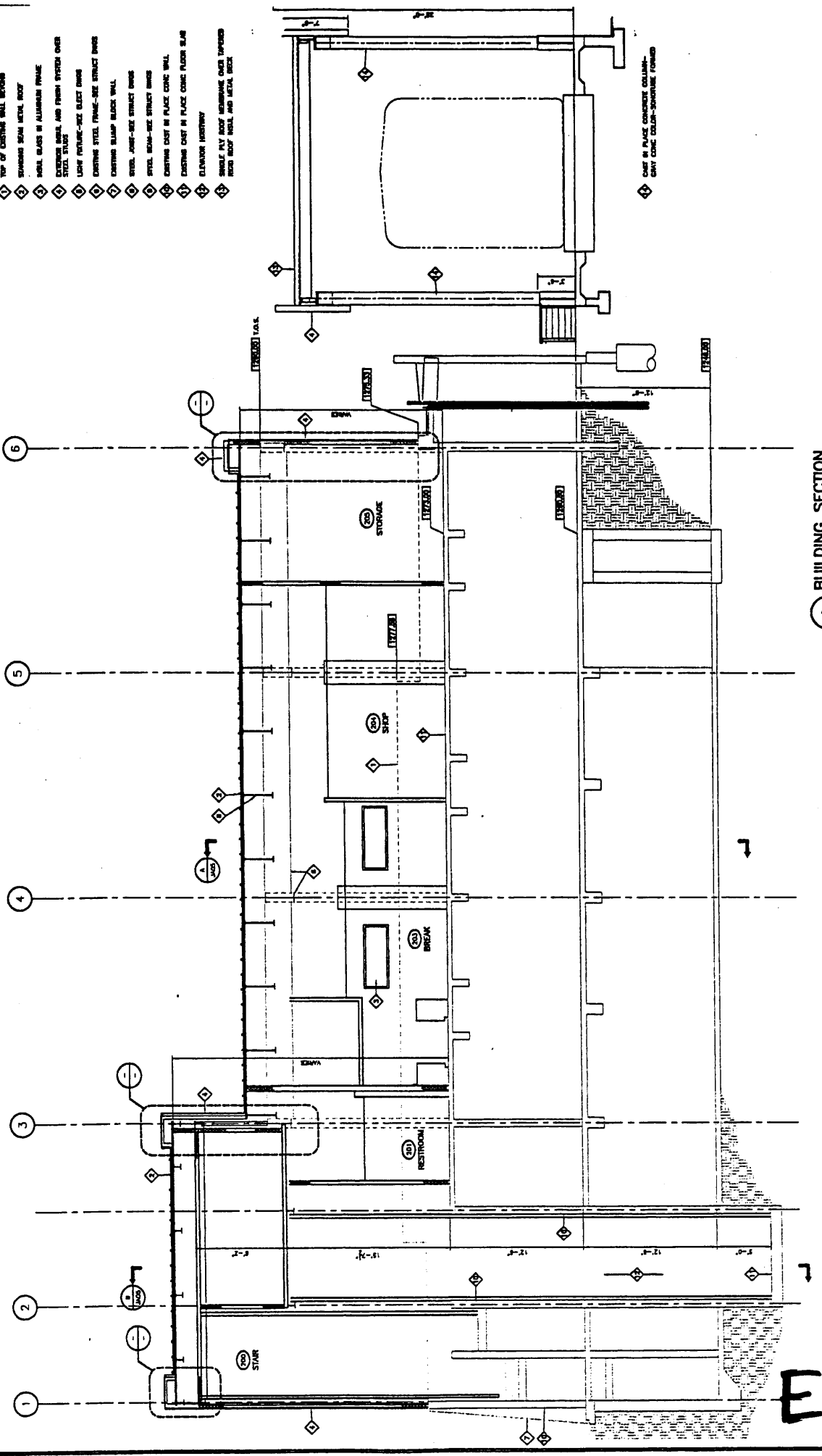


PROJECT NO. 33010097 DATE 8/2/03-103-001		DISSEMINATION TECHNOLOGY AND BARRIERS LANE IMPROVEMENTS		ARCHITECTURAL JOHANNY E. MARTINEZ WFP 63008.10	
DRAWN BY J A 1		CHECKED BY J A 1		REVIEWED BY J A 1	
PROJECT NAME PARTIAL BASEMENT FLOOR PLAN		CITY OF TEMPE		SHEET NO. 179	
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90% SCHEMATIC-NOT FOR CONSTRUCTION		CAROLLO		CITY OF TEMPE	

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KEY NOTES:

- 1 TOP OF EXISTING WALL EXTENDS
- 2 STANDING SEAM METAL ROOF
- 3 INSUL BLASTS IN ALUMINUM FRAME
- 4 EXISTING BRICK AND FINISH SYSTEM OVER STEEL STUDS
- 5 EXISTING STEEL FRAME-SIZE STRUCT BRIMS
- 6 EXISTING BLUMP BRICK WALL
- 7 STEEL JAMB-SIZE STRUCT BRIMS
- 8 STEEL BRIM-SIZE STRUCT BRIMS
- 9 EXISTING CAST IN PLACE CONCRETE WALL
- 10 EXISTING CAST IN PLACE CONCRETE SLAB
- 11 ELEVATOR HOISTWAY
- 12 SINGLE PLY ROOF MEMBRANE OVER TAPERED RIGID ROOF INSUL AND METAL DECK



A BUILDING SECTION
NOT TO SCALE

PROJECT NO. 3301092 DATE 11/17/03 1/2" = 1'-0" SIGNED BY J. A. 8 SEAL NO. 11111		DISPOSITION TECHNOLOGY AND MAINTENANCE IMPROVEMENTS ARCHITECTURAL JOHNNY C. MARTINEZ, P.E. CHEMICAL BUILDING BUILDING SECTIONS		CITY OF TAMPA PROJECT NO. 11111 SHEET NO. 11111	
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1	EXISTING CONC STAIRS BEYOND
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B BUILDING SECTION
SCALE 1/4" = 1'-0"
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CITY OF TEXAS



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Sub-Consultant
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90% SCHEMATIC-NOT FOR CONSTRUCTION



*Dedicated to creative,
responsive, quality solutions
for those we serve.*

June 16, 2003
6300C.10



City of Tempe
Development Services Dept.
31 East 5th Street
Tempe, AZ 85282

Attention: City Council Members

Subject: Use Permit and Variance Request
Johnny G. Martinez Water Treatment Plant
Project/Case #SPR03006

Honorable Council Members:

The Johnny G. Martinez Water Treatment Plant is owned and operated by the City of Tempe at 255 East Marigold Lane, Tempe. The plant was originally constructed in 1965. Many additions and alterations to the facility have been completed since this date. It is in operation 24 hours a day, 365 days a year. A Use Permit is required for additions to the facility.

In accordance with the requirements of the Planning and Zoning Commission, this request for a Special Use Permit is to allow a public utility facility in the Zoning District, occupied by the Johnny G. Martinez Water Treatment Plant, to modify and expand the use of the above facility through a series of phased construction projects scheduled for the next several years (as depicted on the attached Site Master Plan).

The First Phase project will consist of the addition of new chemical storage and feed systems at the south and east sides of the existing Chemical Building, and the lowering and remodeling for reuse of the existing Chemical Building's tower from 65 feet to 39 feet.

The new exterior color of the remodeled second floor will be less conspicuous against the hills surrounding the plant, and improve its architectural appearance.

The intended use of the First Phase project will not cause an increase in vehicular traffic, nor will it increase any ambient condition, which would be detrimental to the surrounding area. Phases 2 and 3 will reduce the numbers of onsite employees, and as a result reduce vehicular traffic.

On behalf of the Owner, Tempe Water Utilities Department, we respectfully request that a Use Permit be granted for present First Phase construction and future Phases 2 and 3, as indicated on the attached Plant Master Plan.

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Concurrent with the Use Permit, a request is made for a variance to screen mechanical equipment on the roof of the existing Chemical Building. The Zoning Ordinance requires that all exposed rooftop mechanical equipment be visually screened. The existing equipment has not been screened since its construction in 1965. Modifications and additions made since then have also placed mechanical equipment on this roof. The new equipment does not exceed the height of existing units and is screened from College Avenue by the second floor remodel. It will not adversely affect current views into the plant, nor will it increase any ambient condition, which would be detrimental to the surrounding area.

On behalf of the Owner, Tempe Water Utilities Department, we respectfully request that a variance to the requirement for screening of mechanical equipment be granted for this building.

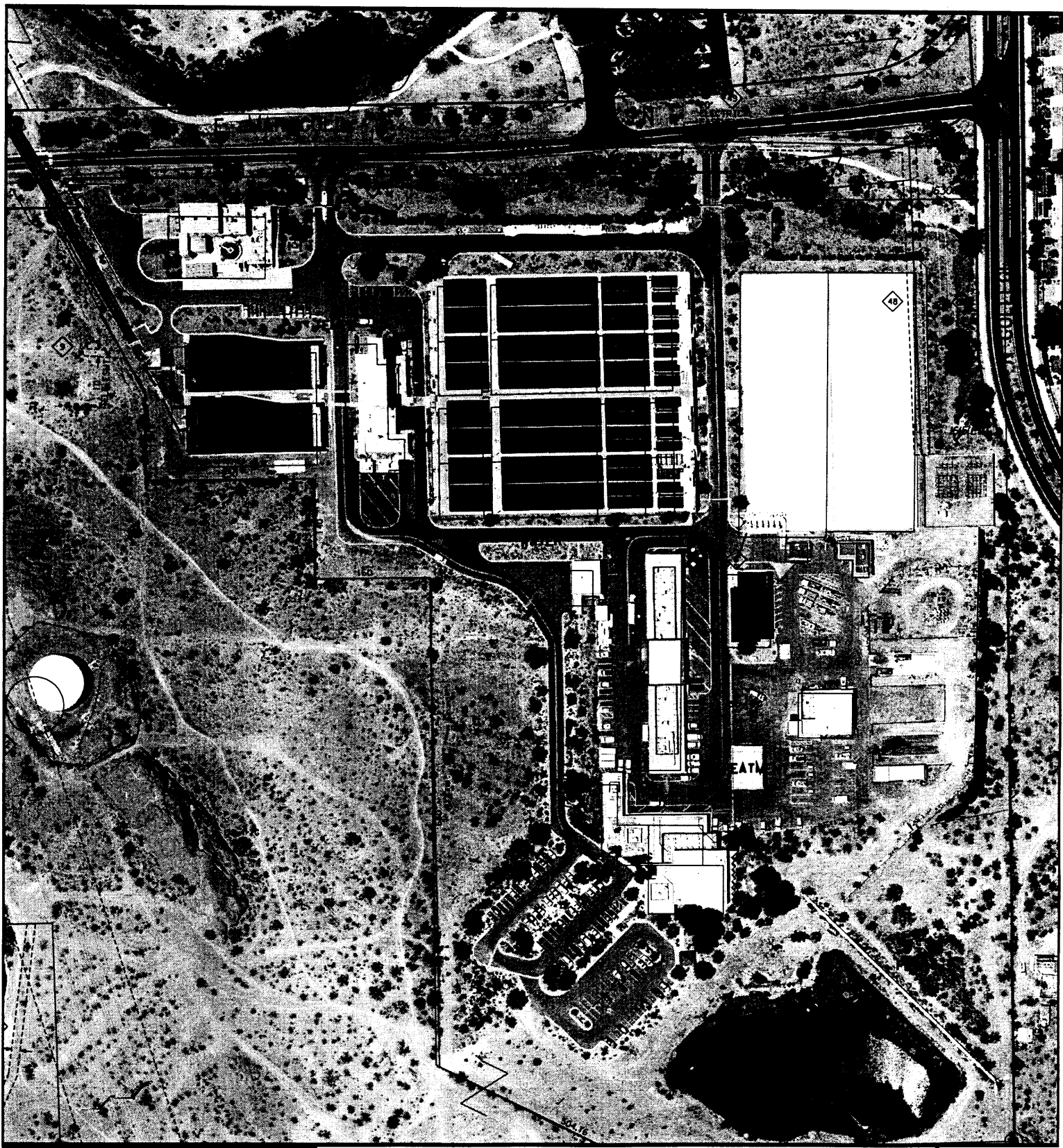
Sincerely,

CAROLLO ENGINEERS, P.C.

Robert Johnson, A.I.A.

Robert Johnson, A.I.A.

RJ:jh



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NORTH
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